

## MINUTES

## City of Franklin Plan Commission Meeting June 3, 2004

Approved  
June 17, 2004

### CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of June 03, 2004, to order at 7:01 p.m., in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns & Commissioners Bennett, Knueppel, Ritter, Skowronski & Ziegenhagen. Also present was Planning Manager Buratto.

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Special Meeting – May 20, 2004

- II. A. Commissioner Skowronski moved and Alderman Sohns seconded a motion to approve the minutes of the special meeting of the Plan Commission on May 20, 2004, with corrections to I. Upon voice vote, all voted 'aye'. Motion carried.

Regular Meeting – May 20, 2004

- B. Commissioner Ritter moved and Alderman Sohns seconded a motion to approve the minutes of the regular meeting of the Plan Commission on May 20, 2004, with corrections to I. Upon voice vote, all voted 'aye'. Motion carried.

### PUBLIC HEARING

Petition for a text amendment to the Unified Development Ordinance to allow the rebuilding of detached garages for single-family lots of record as of August 1, 1998, in the R-1 through R-8 Residence Districts, VR Village Residence District & VB Village Business District, subject to the requirements of Section 15-3.0800.

- III. A. The Mayor opened the Public Hearing on the request to amend §15-5.0203 of the Unified Development Ordinance to allow the rebuilding of detached garages for certain single-family uses in the R-1 through R-8 Residence Districts, VR Village Residence District and VB Village Business District, subject to the requirements of §15-3.0800, at 7:10 p.m. Three members of the public spoke to the amendment. The public hearing was closed at 7:15 p.m.

- IV. A. Alderman Sohns moved and Commissioner Bennett seconded a motion to waive the rules to take action at this meeting. Upon voice vote, all voted 'aye'. Motion carried.

- B. Commissioner Ritter moved and Alderman Sohns seconded a motion to recommend the Common Council approve an ordinance to amend §15-5.0203 of the Unified Development Ordinance to allow the rebuilding of detached garages for certain single-family uses in the R-1 through R-8 Residence Districts, VR Village Residence District and VB Village Business District, subject to the requirements of §15-3.0800, and contingent on approval of the ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

### BUSINESS

Update on a request by Theodore & Kathryn Wieczorek to approve a front yard fence on property located at 5732 West Rawson Avenue, SW 1/4 of Sec. 02 (741-9999-002), zoned M-1 Limited Industrial District, FFO Floodplain Fringe Overlay District & C-1 Conservancy District.

- IV. C. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to table consideration of a request by Theodore & Kathryn Wieczorek to approve a front yard fence on property located at 5732 West Rawson Avenue, SW 1/4 of Sec. 02 (741-9999-002), zoned M-1 Limited Industrial District, FFO Floodplain Fringe Overlay District & C-1 Conservancy District, until the regular Plan Commission meeting of July 8, 2004. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request by V K Development Corporation for an affidavit of correction to a final plat for Princeton Heights Residential Subdivision, bounded more or less by South 51<sup>st</sup> Street, City of

- D. Alderman Sohns moved and Commissioner Skowronski seconded a motion to recommend the Common Council approve an affidavit of correction to a final plat for Princeton Heights Residential Subdivision, bounded more or less by South 51<sup>st</sup> Street, the City of Greendale border & Princeton Drive, NW 1/4 of Sec. 02 (741), in the manner and form as presented, contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

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Greendale border &  
Princeton Drive, NW 1/4  
of Sec. 02 (741).

Consideration of a re-  
quest for approval of a  
Landscape Plan for the  
monument sign for  
Franklin Oaks Partners,  
LLC, south of West  
Drexel Avenue & east of  
South 35<sup>th</sup> Street (~8073  
S 35th St), NE 1/4 of  
Sec. 13.

Consideration of a Con-  
dominium Plat for Franklin  
Oaks Partners, LLC, south  
of West Drexel Avenue &  
east of South 35th Street  
(~8073 S 35th St), NE 1/4  
of Sec. 13 (809), known as  
The Villas.

Consideration of a re-  
quest for recommenda-  
tion of a site plan for  
Faith Community  
Church, 7601 South 76<sup>th</sup>  
Street, SE 1/4 of Sec. 09  
(756-9984-001 & 756-  
9984-002), zoned I-1  
Institutional District.

Consideration of a re-  
quest to recommend a  
resolution to vacate a  
portion of the dedication  
for the extension of  
South 43<sup>rd</sup> Street.

Report on a draft RFP to  
update the City of Frank-  
lin Comprehensive  
Master Plan, presented  
by Nancy Anderson,  
SEWRPC.

Consideration of a  
request for an ordinance  
restricting the maximum  
floor area for a retail  
building.

**E.** Alderman Sohns moved and Commissioner Skowronski seconded a motion to recommend to the Common Council approval of a Landscape Plan for the monument sign for Franklin Oaks Partners, LLC, south of West Drexel Avenue & east of South 35<sup>th</sup> Street (~8073 S 35th St), NE 1/4 of Sec. 13, known as The Villas, in the manner and form presented, contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

**F.** Alderman Sohns moved and Commissioner Skowronski seconded a motion to recommend to the Common Council approval of a Condominium Plat for Franklin Oaks Partners, LLC, south of West Drexel Avenue & east of South 35th Street (~8073 S 35th St), NE 1/4 of Sec. 13 (809), known as The Villas, contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

**G.** Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to table consideration of a site plan for Faith Community Church, 7601 South 76<sup>th</sup> Street, SE 1/4 of Sec. 09 (756-9984-001 & 756-9984-002), zoned I-1 Institutional District, until the regular Plan Commission meeting of June 17, 2004, to investigate allowing Kaiser & Schaffer to keep its driveway, to add a Developer's Agreement and a Letter of Credit for public improvements and to give the applicant and staff an opportunity to review the landscaping layout prior to action. Upon voice vote, all voted 'aye'. Motion carried.

**H.** Commissioner Ritter moved and Commissioner Knueppel seconded a motion to recommend to the Common Council approval of a resolution to vacate a portion of the dedication for the extension of South 43<sup>rd</sup> Street, in the manner and form presented, contingent on approval of the resolution as to form by the City Attorney.

**I.** Commissioner Ritter moved and Alderman Sohns seconded a motion to table consideration of the report to June 17, 2004, to allow Plan Commissioners time to forward written comments to the Planning Manager and for the Planning Manager to finish review. Upon voice vote, all voted 'aye'. Motion carried.

**J.** Alderman Sohns moved and Commissioner Skowronski seconded a motion to request direction from the Common Council on the consideration of a request for an ordinance restricting the maximum floor area for a retail building. Upon voice vote, all voted 'aye'. Motion carried.

Consideration of a request for a special use for an Option 1 "Open Space Subdivision" in an R-6 Suburban Single-Family Residence District, and for a preliminary plat for Icon Development Corporation, for a parcel west of South 51<sup>st</sup> Street, south of West Drexel Avenue and east of West Cascade Drive South (NW 1/4 of Sec. 10), to be known as River Park Residential Subdivision. [Added June 1, 2004, at the request of the Mayor.]

Consideration of an amendment to the Unified Development Ordinance to transfer the power to approve temporary uses set forth in Section 15-10.0204 f. from the Board of Zoning and Building Appeals upon recommendation of the Plan Commission solely to the Plan Commission. (Public Hearing was held December 18, 2003 at a regular meeting of the Plan Commission.

City Attorney's opinion on interpreting Site Intensity Calculations. [Added June 1, 2004, at the request of Alderman Solomon.]

**K.** Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to table consideration of a request for a special use for an Option 1 "Open Space Subdivision" in an R-6 Suburban Single-Family Residence District, and preliminary plat for Icon Development Corporation, for a parcel west of South 51<sup>st</sup> Street, south of West Drexel Avenue and east of West Cascade Drive South (NW 1/4 of Sec. 10), to be known as River Park Residential Subdivision, to June 17, 2004, to allow issues to be resolved with the redrawn plat regarding a revised Storm Water Management Plan, Planning & Engineering review and Department of Natural Resources review. Upon voice vote, all voted 'aye'. Motion carried.

**L.** Commissioner Skowronski moved and Commissioner Ritter seconded a motion to recommend the Common Council approve an amendment to the Unified Development Ordinance to transfer the power to approve temporary uses set forth in Section 15-10.0204 f. from the Board of Zoning and Building Appeals upon recommendation of the Plan Commission solely to the Plan Commission, in the manner and form presented, contingent on approval of the ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

**M.** Alderman Sohns moved and Commissioner Ritter seconded a motion to direct the Planning Manager and City Attorney to draft new language to amend the Site Intensity Calculations in the Unified Development Ordinance Table 15-3.0502 WORKSHEET FOR THE CALCULATION OF BASE SITE AREA FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT, SECTION 15-3.0503 CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED; Table 15-3.0503 WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND; SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES; Table 15-3.0504 WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT; SECTION 15-3.0505 CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL USES; Table 15-3.0505 WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL DEVELOPMENT to reflect the more protective standards as interpreted by the City Attorney, such amendments to include graphics to make clear the City wants any interpretation of the regulations to be more, rather than less, restrictive, and to have the Environmental Commission to review the language of the proposed amendments. Upon voice vote, all voted 'aye'. Motion carried.

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Discussion of the role of the Planning Department	<b>N.</b> No action required; none taken.
Set agenda for the regular Plan Commission planning meeting of June 17, 2004.	<b>O.</b> Comments only: Commissioner Bennett wants curb & gutter presentation; hold meeting in the Fadrow Room of the Library, if available; Commissioner Ziegenhagen and Planning Manager will meet and decide on two planning items to add. No action needed; none taken.
ADJOURNMENT	<b>V.</b> Commissioner Ritter moved and Commissioner Knueppel seconded a motion to adjourn the June 03, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:31 p.m.